

Chemeketa Park Mutual Water Company

P.O. Box 588, Redwood Estates, CA 95044-0588

Water issues? Call Miles Farmer at (831) 920-6796
Questions? Call Lisa Ridenour at (408) 792-7762
Contact the Board – <https://chemeketapark.org/contact>

Board of Directors Meeting, February 10, 2022

I. Call to Order

David

Meeting was called to order at 7:00 p.m. In attendance: David Casper, Vincent Mackewicz, Rob Anderson, Dana Hartzell, Brad Hartzell, Dawn Bonin, Mara Milinic, and a few members of the community; all joined via Zoom.

II. Review and Adopt Minutes

Board

Vincent made a motion to approve the January minutes without changes. David seconded; motion approved.

III. Public Comment

Discussion about SB9 ADU's (Accessory Dwelling Unit). At first glance, the bill seems to restrict the building of an ADU in "very-high fire hazard severity zones", which is where Chemeketa Park resides. A community member will do more research to fully understand this Senate Bill, and relay that information back to the Board so the entire Park is fully aware.

A community member offered information about creating a landscape ordinance for Chemeketa Park. Background: Roughly 50% of homeowner water usage is for property landscapes. It was suggested CPMWC provide education on water smart landscapes and restrict lawns based on lot size, especially during droughts. It was also suggested the ordinance be put into the bylaws. The community member will do further research.

The road markers on lower Ogallala by the water plant are evidently extremely difficult to find. Discussion on getting some markers that are a bit different and installing them on the curve. Approval was given. Thanks for helping out.

Discussion about convening the monthly Board Meetings at the Clubhouse again as soon as the mask mandates are eliminated. The meetings can also be held outdoors, if it is not too cold. Join if you can...even if you can only stay for part of the meeting.

Repost: The company who completed our Watershed Sanitary Survey shared a link to a drought relief program grant. The Board would like to **set up a committee of both Board and Community members** to investigate utilizing this grant. If you have experience in applying for a grant or interest in learning how the grant process works, please contact the Board and volunteer. The Board and community could use some help with this. Thank you.

IV. Financial Report

a) Expenditures, budget, past due accounts

Lisa

Major expenses paid during the month of January: \$7,513 to Balance Hydrologics for Watershed Sanitary Survey; \$1,276 to State Water Resources Control Board for annual fee; \$700 to PG&E for utilities at all water plant locations and clubhouse; \$650 for park maintenance; and \$633 to Furlo & Furlo for septic tank pumping and maintenance. There are currently 4 delinquent accounts greater than 90 days past due; total amount due is \$18,068. Of these accounts, 2 have water shut off, 1 is on a payment plan, and one has been given a past due notice.

b) Capital project status

David

The Board compared the remaining budget with projects that are in process or will be done before the end of the fiscal year.

c) Capital project planning

David / Board

There will be a budget planning meeting for the next fiscal year on Thursday, February 24th at 7:00 p.m. Discussion about looking at the life expectancy of major structures or systems with regards to water, roads, and Clubhouse, and forecast when the cost burden to replace items will come up so they can be budgeted. There was also some discussion about having a "Repairs" fund for when infrastructure breaks down or for unexpected emergencies.

V. Fire Safety

a) Firewise program update

Mara

Navajo evacuation route brush clearing project will begin mid-February. Chemeketa Firewise has the opportunity to apply for a grant to do additional brush clearing work and are currently seeking bids. There are 5 community members who are taking part in CERT training through SCCFD. CERT stands for Community Emergency Response Team. Thank you to the residents who are participating. Please do your part and volunteer to help your community. Our Community Education Day will be on March 19th. There will be a presentation geared towards living in wildfire country. We enthusiastically invite all neighbors (especially new neighbors) to attend. It will be a family friendly event! The Household Hazardous Waste Day is March 12th. You may drop off your HHW at the playground between 9:30am – 11:00am on March 12th. There was discussion about how to dispose of e-waste. It turns out, most e-waste is also acceptable at the HHW sites. For more information on what is considered HHW and e-Waste, visit <https://hww.sccgov.org>.

VI. Water Report

a) Water Operations Report

Miles

Total treated water production for January (31 days) was 801,577 gallons. The average raw water turbidity for water entering the plant was 7.68 NTU and the average finished water turbidity was 0.052 NTU (.300 NTU is the maximum turbidity allowed by the state). Rain total for the month was .6 of an inch. Average filter flow rates: 19 gpm; chlorine usage: 16 gals; alum usage: 22 lbs. The Montevina Pipeline water usage this month was 51,156 gallons (this may have partly been used during December).

Carson Liner will be repairing the leaks in Tank 1 in mid-February to mid-March.

Discussion about having Cypress Water log the Montevina Pipeline usage at the end of each month to keep accurate records both for billing and historical purposes.

b) Sanitary survey response

David / Miles

Remaining Action Items: 1) David still needs to supply the DDW with our most recent Cross-connection control plan and 2) Send AB54/AB240 Ethics Training certificates for those Board members who still need to take the class. The Board has subscribed to CalMutuals, an organization who advocates for small Mutual Water Companies such as ours. They also provide the two ethics training classes Board members need to complete. **ACTION:** David send Cross-connection control plan to SWRCB and Dana schedule Ethics Training for Board members who need it.

c) Los Gatos Creek system status

Brad / Miles

Last week, Miles, Brad, and Dana had a Zoom meeting with Jared Lewis from San Jose Water regarding the use of Los Gatos Creek as an emergency water source for Chemeketa Park. SJW is not interested in CP using the creek. The Department of Fish & Wildlife is taking control of streams, such as LG Creek. Their Operations group says that our current sump site is no longer viable (but did not say exactly what that means). It was stated that with continuous droughts over the past 10 years, the creek cannot be a source, not just for CP but also a neighboring community. Miles requested that we hear from a third party or an additional source to support SJW's belief that the CP Los Gatos Creek connection is no longer a viable resource. SJW would like CP to utilize the Montevina Pipeline for their alternate water source (which is already happening). It was mentioned to SJW that CP is an independent community who still wants to maintain and operate their own water system via Moody Gulch and tap into MP when needed. SJW is willing to give CP a larger port if needed. CP is more interested in a long-term customer agreement vs. doing a yearly addendum. No decisions were made at this meeting. **ACTION:** Miles/Brad find another source to verify SJW statements that the LG Creek water source connection is not viable any more.

d) Transmission line project status

Brad / Miles

Miles has reached out to one of his contacts to give us a recommended contractor who may be able to help with this project if Guy's schedule is too busy. We do hope to ask Guy to participate at some level since he is the most familiar with the system. **ACTION:** Brad will continue to reach out to Guy regarding any participation.

e) Short well project status

Vincent

David Casper and Vincent met with Aaron Bierman from Bierman Hydro Geologic and David Katz from the State Water Resources Control Board on Wednesday, February 2nd. David Katz will be our primary contact from the SWRCB moving forward. David informed us that due to drought conditions, they are more open to considering non-standard well designs, such as the short well variation we have requested. There are several next steps that need to be initiated in order to proceed. **1)** David Katz is helping to facilitate the review of the Watershed Sanitary Survey to the state. **2)** Chemeketa Park Mutual Water Company needs to identify if our current water rights allow for shallow sub surface wells as a source of water from Moody Gulch. Our current permit only allows for a specific amount of water to be drawn during specific months from Moody Gulch, and a shallow well will draw from the same source which may push us beyond what our current rights allow. So, we need to contact DWR (Division of Water Rights) to understand what our current rights will allow, and whether we need to request updated water rights. **3)** CPMWC needs to reach out to the Santa Clara County Water District to request a CEQA assessment of the immediate area to assess the potential environmental impact of our planned short well. **4)** A drinking water source assessment must also be conducted, and Vincent has contacted Wy'East Engineering to perform the assessment. This is the same company we previously used for the deep well project. Doug Allen with Wy'East will work with CPMWC to conduct the assessment, but Doug recommends defining if our current water rights will allow for the short well to be added as a source before this assessment is conducted. **5)** Aaron Bierman has provided the preliminary well design to

Vincent for review and submission to David Katz with the SWRCB. **6)** David Casper mentioned we would probably benefit from getting a lawyer to amend our water rights. **7)** Cypress Water asked Vincent to keep them in the loop with communications regarding the regulators.

VII. Roads

a) Roads update

Board

Evacuation route brush clearing will be happening in mid-February for Navajo and parts of Comanche. Discussion about how to possibly upgrade the roadside edges after this work is done, in order to keep the evacuation route consistently clear. More discussion is needed. **ACTION:** Dana to contact the asphalt company and get a ballpark quote.

VIII. Playground / Clubhouse / Community

a) Playground structure project

Board

Fundraising got off to a very strong start, raising over \$10,000 (more than 33%) in the first three weeks! To help spread the word, you can find a few posters around the playground about project information and progress. As of February 5th, we have gotten verbal confirmation that we can donate matching funds through the Loma Prieta Community Foundation. Matching funds are for residents who work for companies who will match community-based donations for projects such as this. Will notify the community when this has been finalized. If you have already donated, thank you! Please share with others, both in the community and among your friends and family. Use your social media sites. ;) We can't do it alone! Here is the link to the GoFundMe page: <https://gofund.me/bdbad8d1>

b) Apache stairs project

Dana / Board

The handrail for the stairs has been completed. Please go by and check it out.

c) Message board

Dana

The Message Board will be installed mid-February. Keep an eye out for it!

Meeting adjourned at 8:56 p.m.

The next Board of Directors Meeting is scheduled for Thursday, March 10th at 7:00 p.m. The meeting will be held via Zoom, until the mask mandate for indoors is lifted. The Zoom meeting invite will be available on the Chemeketa Park website: www.chemeketapark.org. All members are welcome and encouraged to attend.